

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1405 AND 1415 EAST RIVERSIDE DRIVE FROM FAMILY RESIDENCE (SF-3) DISTRICT AND LIMITED OFFICE (LO) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district and limited office (LO) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-04-0030, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1.061 acre tract of land, more or less, out of the Santiago Del Valle Grant in the City of Austin, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Lot 2, Block A, The Schuler Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200300013, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 1405 and 1415 East Riverside Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. Development of the Property shall comply with the following:

1. The maximum impervious cover is 85 percent.
2. Non-residential uses of the Property may not exceed 35,000 square feet of gross floor area.
3. Except as provided in Subsection 4, the maximum number of residential units is 45.

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2 4. The number of residential units may increase to 65 if development
3 complies with Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed*
4 *Use Buildings*).
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6 5. No development, except for landscaping, screening, or underground
7 drainage and utility crossings, is allowed on Lots 15 and 16, Block 12,
8 Bellvue Park Subdivision.
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10 B. The following uses are prohibited uses of the Property:

11
12 Automotive repair services

Automotive rentals

13 Automotive sales

Automotive washing (of any type)

14 Pawn shop services

Service station
15

16 C. Drive-in service is prohibited as an accessory use to a commercial use.
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18 Except as specifically restricted under this ordinance, the Property may be developed and
19 used in accordance with the regulations established for the community commercial (GR)
20 base district, the mixed use (MU) combining district, and other applicable requirements of
21 the City Code.
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23 **PART 3.** This ordinance takes effect on _____, 2007.
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26 **PASSED AND APPROVED**

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30 _____, 2007

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31 Will Wynn
32 Mayor
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35 **APPROVED:** _____

36 David Allan Smith
37 City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk